



A BYLAW OF THE SUMMER VILLAGE OF SILVER BEACH IN THE PROVINCE OF ALBERTA TO AMEND ITS LAND USE BYLAW #208/2010.

WHEREAS the Lieutenant Governor in Council for the Province of Alberta made an order (Order 194/2024) annexing land from the County of Wetaskiwin No. 10 to the Summer Village of Silver Beach described as:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION TWO (2), TOWNSHIP FORTY-SEVEN (47), RANGE TWENTY-EIGHT (28), WEST OF THE FOURTH (4) MERIDIAN AS SHOWN OUTLINED IN ORANGE ON FILED PLAN 1005 JY EXCEPTING THEREOUT PLAN 4655 HW.

AND WHEREAS the effective date of the annexation described in Order 194/2024 is July 1, 2024;

AND WHEREAS the County of Wetaskiwin's Land Use Bylaw continues to apply to the land until such time as the Summer Village amends Bylaw 208/2010, the Summer Village of Silver Beach Land Use Bylaw;

AND WHEREAS Council has deemed it expedient and necessary to amend Bylaw 208/2010;

NOW THEREFORE, pursuant to the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, the Council of the Summer Village of Silver Beach amends the Summer Village of Silver Beach Land Use Bylaw as follows:

1. That Section 4 – Establishment of Districts be amended by adding to the list of districts:

DC – Direct Control District

2. That Schedule “A”, the Land Use Districts map identified as “Revised: July, 2016” be repealed and replaced by a map clearly labelled “Schedule “A” showing the entire geographic area of the Summer Village, identifying the existing Land Use Districts and identifying:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION TWO (2), TOWNSHIP FORTY-SEVEN (47), RANGE TWENTY-EIGHT (28), WEST OF THE FOURTH (4) MERIDIAN AS SHOWN OUTLINED IN ORANGE ON FILED PLAN 1005 JY EXCEPTING THEREOUT PLAN 4655 HW

as “DC – Direct Control District.”

3. That Schedule “C”: Regulations for Specific Land Use Districts be amended by adding, as “C5. Regulations for the Direct Control District” C5.1 through to C5.7 as set out in Appendix A to this bylaw.



4. That Section 12.1 be replaced with the following:

Notice of issuance of a development permit is to be made to the owners of lots sharing property lines on either side of the parcel for which the development permit is issued and to the lots immediately across the Summer Village of Silver Beach road by:

- a) mail using the mailing addresses recorded on the Summer Village's tax roll;*
- b) delivering the notice to an owner of each lot; or*
- c) electronic methods of delivery, including by email, using contact information provided by an owner of each lot and on the records of the Summer Village.*

A single notice mailed to the tax roll address is deemed to be notice to all registered owners of that lot. The date on which notice of issuance of permit is mailed or delivered is the date of notice for purposes of determining the start of the period to file a valid appeal.

5. That the following be inserted as Section 12.2, and that all subsequent subsections be renumbered accordingly:

Notwithstanding Section 12.1, the Development Authority may provide notice of issuance of a development permit to additional lots in the Summer Village if the proposed development:

- a) Is for a discretionary use; or*
- b) Is for a permitted or discretionary use that requires a variance.*

6. That the original Section 12.3 be replaced with the following:

A permit granted pursuant to this Part does not come into effect until twenty-one (21) days after the date that notice of the decision, or development permit is received. For the purposes of this Bylaw, notice is deemed to be received on the fifth (5th) day after the date of the issuance of the decision or permit. Any development initiated by the applicant prior to the expiry of this period is done solely at the risk of the applicant.

7. That the following change be made to Land Use Bylaw Schedule A - Land Use District Map to correct a mapping error, as per Section 4.2 of the Land Use Bylaw:

That Lot 1, Block 3, Plan 613MC be redistricted from NRR – Non-Residential Recreation District to R – Residential District.



READ a first time this 4th day of March, 2025.

READ a second time this 14th day of April, 2025.

READ a third and final time this 20th day of May, 2025.

Mayor, David Rolf

Chief Administrative Officer, June Boyda



Appendix A

Schedule C5 – Regulations for the DC – Direct Control District

C5.1 Purpose

- a. The purpose of the Direct Control District is to enable the conservation of environmentally significant lands for environmental stewardship and low-impact recreational purposes.
- b. All buildings and developments are discretionary uses and subject to the discretion of the Summer Village of Silver Beach Council.

C5.2 Permitted Uses

- a. Conservation management (including vegetation and tree stand management).

C5.3 Discretionary Uses

- a. A maximum of 1 single detached dwelling within the portion of the land not subject to a conservation easement, restrictive covenant, or other lawful means of ensuring the responsible conservation of environmentally significant lands within the Direct Control District
- b. Publicly accessible low impact trails and viewpoint, at the discretion of the owner or by agreement with the municipality
- c. Building and uses accessory to a single detached dwelling and other discretionary uses
- d. Other uses, at the discretion of Council.

C5.4 Development Setbacks from Pigeon Lake

The minimum development setback from the legal bank of Pigeon Lake, water bodies, watercourses, and wetlands shall be:

- a. 30.0 m (98.4 ft); or
- b. as determined by Council, following their consideration of:
 - i. Recommendations from a qualified professional provided by the development proponent;
 - ii. A site-specific setback analysis undertaken by a qualified consultant based on methods prescribed in the Government of Alberta's Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region; and
 - iii. The Government of Alberta's Recommended Guidelines for Setbacks chart.

However, in no instance shall the minimum development setback be less than 20.16 m (66.14 ft.).

C5.5 Single Detached Dwelling and Conservation Area

- a. Prior to or in conjunction with the first Development Permit submission for a single detached dwelling, a site conservation plan prepared by a qualified professional biologist shall be submitted to Council providing:



- i. An analysis of the site and vegetation features, an allocation of the property for conservation versus private dwelling, secondary structures, amenity areas, utility corridors and lake access;
- ii. An outline of ongoing management requirements of the portions of the site to be conserved;
- iii. Potential low impact public access development locations and a management plan; and
- iv. A guest house, if any, within a building accessory to the single detached dwelling.

C5.6 Geotechnical Report

- a. Given the steep eroding shoreland of this property, combined with potential unstable underlying surficial geology, a slope stability and building set back analysis must be provided by a qualified geotechnical engineer to Council, along with the engineer's recommendations relative to a proposed main dwelling on an elevated location near the lake, including:
 - i. a recommended setback from the lake; and
 - ii. building practices and site development guidanceto ensure the integrity of both the building foundations and the steep slopes of the lakeshore.

C5.7 All Other Regulations

- a. No new lots shall be created by subdivision unless required for the purposes of ensuring the responsible conservation of environmentally significant lands within the Direct Control District.
- b. A maximum of 1 driveway shall be allowed.
- c. A maximum of 1 lake access may be developed within the Direct Control District.
- d. The clearing of tree stands are to be limited to buildings, access and amenity areas with related vegetation management to reduce fire risk.
- e. All other development regulations shall be as determined by Council.



Appendix A Land Use District Map

